

KING COUNTY LANDMARKS COMMISSION MEETING MINUTES

*Wednesday, August 1, 2012
4:30 p.m. – 6:30 p.m.
Tipping Floor Conference Room #7255
King Street Center
201 S. Jackson Street
Seattle, WA*

COMMISSIONERS PRESENT: Brian Rich, Vice Chair; Rick Chouinard; Tom Hitzroth; Lorelea Hudson; Kji Kelly; Lynette Weber

COMMISSIONERS ABSENT: Lauren McCroskey, Chair; Thaisa Way

STAFF PRESENT: Julie Koler; Todd Scott

GUESTS: Debbie Gliner, Larry Rhule

CALL TO ORDER: Vice Chair Rich called the meeting to order at 4:30 pm.

APPROVAL OF MINUTES: Hitzroth moved approval of the June minutes as submitted. The motion passed unanimously with Kelly abstaining because he was absent from that meeting.

PRESERVATION OFFICER'S REPORT: Koler stated that the August meeting will be held on Vashon Island for a public hearing on the proposed Center Historic District. She took a quick poll of who would be at the meeting, in order to establish whether there would be a quorum.

CERTIFICATES OF APPROPRIATENESS:

- **Si View Park (COA No. 1210)** - replace windows in pool room

The applicant, Larry Rhule, Operations Manager for Si View Park summarized the window replacement project. He indicated that this project was added to their exterior renovation of the building, and that of the two options proposed, they prefer the fiberglass option. He stated that many HVAC improvements have been made to the pool room, and there is a need to keep it at a warm temperature and relatively high humidity. Because of this, fiberglass windows seem to be the best solution for this room. Rich indicated that the design review committee had discussed acceptable replacements. Scott outlined those options graphically. Rich said the DRC felt an interior storm window would result in condensation and could cause damage to the structural components. DRC also considered what was going to be durable in this application. He indicated that most insulated glass units have a ten year warranty, but the quality of those units is completely dependent on how they are manufactured. Hudson asked if aluminum clad wood windows were available without a spacer bar. Scott indicated they were. Kelly asked about the price for both options being considered, versus just replacement of glass. Rhule gave price estimates and stated the fiberglass option was recommended by the architect because of the pool and durability of the windows in such a wet environment.

Chouinard asked how they would be able to avoid progressive loss of the building's historic integrity if they start replacing all the windows with fiberglass. He added that it is important to make it clear that these replacements are appropriate for the pool room windows only. Rhule stated that they don't have the failure rate seen for the pool room windows in the rest of the building, so it's not as critical to replace those. Kelly asked if the existing windows were true divided light windows. Scott indicated they were. Rich polled the commissioners about a preference for fiberglass or aluminum clad wood replacements. Hudson understands the maintenance issues, but prefers the profile shape of the aluminum clad option without an internal spacer bar or interior muntin grid. Weber feels it's important to look at the longevity of the options. Hudson asked if the current wood windows are failing, will the aluminum clad wood option also fail. Rhule stated they would. Rich indicated that he leans toward choosing the fiberglass option. Hitzroth feels that option will be more durable. Chouinard and Kelly both stated they felt fiberglass was acceptable.

Rich moved to approve COA 1210 Option 1 (fiberglass) with an exterior muntin grid, no internal spacer, and no interior muntin grid. The motion passed 5 – 1 with Hudson opposed.

- **Reard House (COA No. 1216)** - install new roof and gutters

Hudson summarized the proposal and the DRC's recommendation. Debbie Gliner indicated she is a neighbor and is interested in what is happening with the house, as her backyard is approximately 100 feet from the house. Rich stated that we don't yet know what the future plans are for the house, but the commissioners' understanding is that it will be restored as closely as possible to its original appearance. Gliner asked if each step in the restoration process comes to the commission for review. Hudson said yes. Kelly asked why the applicant chose to use an asphalt composition shingle that imitated a wood shake. Hudson stated that they are not trying to replicate the historic roof, and that this was a reasonable alternative. Koler indicated the house most likely originally had sawn shingles rather than shakes due to proximity of nearby mills, and because there were sawn shingles on the walls of the house. Rich questioned whether there should be concern over a false shake versus a false shingle, since neither is the original material. Koler stated that the false shake is more visually busy and would draw attention to the roof. Hitzroth feels the false shingle would take it back closer to what was there. Weber feels the need to reconsider the recommendation by DRC to approve the false shake. Gliner asked if the commission looks at photos of other old houses in the area. Staff stated that we would if they are available, but they wouldn't necessarily indicate what was on this house originally. Kelly asked if the house actually needs gutters. Scott said it would because the eaves aren't that deep and there could be significant splash back on the base of the house.

Rich moved to approve COA No. 1216 as recommended by the DRC with the following condition: the applicant must verify that wood shakes were originally on the house before the false shake option will be allowed otherwise a false shingle option is appropriate. Staff can assist the applicant in finding the appropriate color for the false shingle option. The motion passed unanimously.

- **Issaquah Sportsmen Club (COA 1218)** - install new roof and gutters

Hudson gave a brief overview of the project and a discussion of color choices ensued. Kelly asked about the two options for guttering, K-style and half-round, and whether the half-round option could be painted. Rich agreed that a painted option would be better, but the commission has approved galvanized metal half-round gutters on other similar size buildings. Rich also stated that he originally preferred a brown color for the roofing panels, but that the majority of the design review committee felt the green color was an acceptable solution.

Chouinard moved to approve COA No. 1218 as recommended by the DRC. The motion passed 5-1 with Kelly opposed.

- **McClellan Building (COA No. 1212)** - install signage and lighting

Weber described the project and there was a discussion about the use of acrylic in the sign. Rich indicated that the North Bend code does not specifically prohibit acrylic and that the frame is custom aluminum.

Hitzroth moved to approve COA No. 1212 as recommended by the DRC. The motion passed unanimously.

- **Crawford Store (COA No. 1214)** - install new windows and door

Scott said that the applicant has not responded to the DRC's request to modify the application, and that the City of Shoreline is currently trying to determine what code violations might exist for the property. City staff reported that apparently some of the proposed work has already begun.

No action was taken due to expected code enforcement from the City of Shoreline.

- **Briefing: Olof Olson Farm (COA 1120)** - add structural components to the barn

Scott described the current structural schematic plans for this project, indicating that the biggest change from what the Commission had seen previously was the use of smaller steel components and the removal of the 45 degree supports for the vaulted roof.

No action was taken, but there was general consensus that the plans were acceptable.

OTHER BUSINESS: None

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ANNOUNCEMENTS: Hitzroth said he is working with a group along Cleveland Street in Redmond to determine the appropriate placement of new trees along that corridor. However, the existing elms in front of the Wiley House (aka Stone House Restaurant) will be removed. He also reported that the new monuments have been installed in Saar Cemetery and there will be a dedication event sometime in August. Rich reported that he and Koler are working with the owner of the Kvisvik-Martindale chicken to try and find a way to stabilize the building before the onset of the rainy season. He said that volunteers may be recruited if we can find appropriate liability insurance.

ADJOURNMENT: The meeting was adjourned at 5:55 p.m.